



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/30/2017

Property Information	
Folio:	03-4120-017-1390
Property Address:	4212 PONCE DE LEON BLVD Coral Gables, FL 33146-1827
Owner	D & O LLC
Mailing Address	1230 CATALONIA AVE CORAL GABLES, FL 33134-6307
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,104 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1947



Assessment Information			
Year	2017	2016	2015
Land Value	\$850,000	\$850,000	\$700,000
Building Value	\$1,071,840	\$1,071,840	\$1,071,840
XF Value	\$0	\$0	\$0
Market Value	\$1,921,840	\$1,921,840	\$1,771,840
Assessed Value	\$1,921,840	\$1,861,493	\$1,692,267

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$60,347	\$79,573

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 6 & 7 BLK 6 LOT SIZE 50.000 X 100 OR 22471-3710 06 2004 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,921,840	\$1,861,493	\$1,692,267
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,921,840	\$1,921,840	\$1,771,840
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,921,840	\$1,861,493	\$1,692,267
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,921,840	\$1,861,493	\$1,692,267

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2004	\$2,000,000	22471-3710	Sales which are qualified
10/01/2002	\$975,000	20710-4175	Sales which are qualified
11/01/1974	\$150,000	00000-00000	Sales which are qualified
02/01/1973	\$100,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability. see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version

CITY'S

EXHIBIT 1

4212 Ponce de Leon Blvd

<u>Owner (Registered Agent)</u> D & O LLC c/o Suzanne A. Dockerty Registered Agent 1230 Catalonia Ave Coral Gables, FL 33134-6307	<u>First Mortgagee</u> Brickell Bank f/k/a Biscayne Bank 1395 Brickell Ave Miami, FL 33131-3353
<u>Second Mortgagee</u> Gerald Katcher 4197 Douglas Road Miami, FL 33133-6832	<u>Lienholder</u> State of Florida Department of Revenue 8175 NW 12 St, Ste 119 Doral, FL 33126-1828

4212 PONCE DE LEON BOULEVARD



City of
Coral Gables
ONLINE SERVICES

Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-10-2774	10/14/2009	4212 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	SIGN "YAMINI KITCHENS AND MORE" \$1000	final	10/14/2009	04/26/2010	0.00
AB-09-10-3153	10/21/2009	4212 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	*4214 PONCE DE LEON BLVD* SIGN "HOME FX KITCHEN, FLOORS, BATH, DECORATIVE MOLDING, CLOSETS" \$498	final	10/21/2009	10/27/2014	0.00
AB-10-03-3317	03/05/2010	4212 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION OF 1/2 " THICK FLAT CUT ACRYLIC LETTERS , STUD MOUNTED (SOPHISTICATED HARDWARE & PLUMBING)\$1000	final	03/05/2010	04/26/2010	0.00
AB-15-07-5349	07/17/2015	4212 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT BUILDING AS PER PLANS \$1,500	issued	07/17/2015		0.00
AB-15-08-4070	08/03/2015	4212 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	REV(PERF DATE 08/28/2015) *COMMERCIAL* SIGN - ILLUMINATED STAINLESS STEEL (VALERIO ART DECO XXTH CENTURY ARTS AND DESIGN) \$2200	final	08/03/2015	11/12/2015	0.00
BL-09-10-2864	10/15/2009	4212 PONCE DE LEON BLVD	SIGNS	SIGN "YAMINI KITCHENS AND MORE" \$1,000	final	12/21/2009	04/26/2010	0.00
BL-09-10-3160	10/21/2009	4212 PONCE DE LEON BLVD	SIGNS	CANCELLED - *4214 PONCE DE LEON BLVD* SIGN "HOME FX KITCHEN, FLOORS, BATH, DECORATIVE MOLDING, CLOSETS" \$498	cancelado	01/28/2010	09/10/2012	0.00
BL-10-03-3463	03/09/2010	4212 PONCE DE LEON BLVD	SIGNS	INSTALLATION OF 1/2 " THICK FLAT CUT ACRYLIC LETTERS , STUD MOUNTED (SOPHISTICATED HARDWARE & PLUMBING)\$1000	final	04/09/2010	04/26/2010	0.00

CITY'S

EXHIBIT

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9/26/2017

BL-11-06-7987	06/30/2011	4212 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMM INTER ALTER- DISPLAY PARTITION DIVIDERS \$850	final	07/01/2011	02/15/2012	0.00
BL-15-08-4660	08/14/2015	4212 PONCE DE LEON BLVD	SIGNS	ILLUMINATED TENANT SIGN- STAINLESS STEEL (VALERIO ART DECO XXTH CENTURY ARTS AND DESIGN) \$2,200	final	10/08/2015	11/12/2015	0.00
CE-09-08-2112	08/13/2009	4212 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT5137 OPA 105- 27 CITY CODE VACANT BUILDING, MUST MAKE WINDOWS OPAQUE.	final	08/13/2009	08/13/2009	0.00
CE-09-09-2500	09/17/2009	4212 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT3627 DMP 105-84 CITY CODE, ZN0909- 2449 AMOUNT DUE \$101.35 MAINTAINING A ROLL-OFF DUMPSTER WITHOUT APPROVAL AND PERMIT. APPLICATION MADE, BUT NOT PAID FOR.	final	09/17/2009	09/17/2009	0.00
CE-09-11-1988	11/13/2009	4212 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT3015 5-1901 ZONING CODE MAINTAINING A SIGN W/OUT APPROVAL AND PERMIT HOME FX KITCHEN	final	11/13/2009	11/13/2009	0.00
CE-10-03-3253	03/03/2010	4212 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT4155 SNT 5- 1901(1) ZONING CODE 2 TEMP. SIGNS ALLOWED, MAX SIZE 250SQ. IN.	final	03/03/2010	03/04/2010	0.00
CE-11-06-6325	06/10/2011	4212 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT15361 5-1901 ZONING CODE (SNT) MAINTAINING TEMPORARY SIGNS IN EXCES OF 250 SQ. IN. AND OR MORE THAN 2 PER STORE. OPEN SIGN TOO LARGE.	final	06/10/2011	06/10/2011	0.00
CE-14-09-3339	09/26/2014	4212 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/08/2014	10/08/2014	0.00
CE-15-06-4483	06/01/2015	4212 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA Ticket - CE259036/T56028	final	06/26/2015	06/26/2015	0.00
CE-16-11-6722	11/07/2016	4212 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA Ticket - CE256441/T55776	final	11/17/2016	11/17/2016	0.00
CE-16-11-7260	11/16/2016	4212 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/21/2016	11/21/2016	0.00
EL-09-09-2673	09/22/2009	4212 PONCE DE	ELEC COMMERCIAL /	ELECTRICAL SERVICE REPAIR	final	09/22/2009	10/23/2009	0.00

Permit ID	Issue Date	Address	Work Type	Description	Status	Start Date	End Date	Amount
		LEON BLVD	RESIDENTIAL WORK	\$2,500				
EL-11-07-6057	07/11/2011	4212 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	PERMIT TO CLEAR VIOLATIONS	final	07/11/2011	07/20/2011	0.00
EL-14-06-3404	06/19/2014	4212 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	CHANGE OPUT AIR HANDLER SAME SIZE	final	06/19/2014	10/03/2014	0.00
EL-15-07-5127	07/15/2015	4212 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM COMMERCIAL \$ 2500	final	07/15/2015	08/09/2017	0.00
EL-15-08-4688	08/17/2015	4212 PONCE DE LEON BLVD	ELEC SIGNS	ILLUMINATED WALL SIGN-STAINLESS STEEL (VALERIO ART DECO XXTH CENTURY ARTS AND DESIGN) \$2200	final	10/08/2015	10/30/2015	0.00
EX-17-06-2033	06/20/2017	4212 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENTION TO EL-15-07-5127	final	06/26/2017	06/26/2017	0.00
ME-14-06-3335	06/18/2014	4212 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF EXISTING UNITS \$5500	final	06/19/2014	03/31/2015	0.00
PU-15-04-5414	04/28/2015	4212 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMITS 7693 03010218 07040099	final	04/28/2015	04/28/2015	0.00
PW-10-01-3148	01/14/2010	4212 PONCE DE LEON BLVD	OBSTRUCTION OF ROW W/LADDER PERMIT	OBSTRUCTION OF ROW WITH LADDER	final	01/14/2010	10/29/2014	0.00
RC-17-09-1649	09/25/2017	4212 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6565 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-09-09-2401	09/16/2009	4212 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$1,400 WALLS: BM OC1 BONE WHITE (LT BEIGE)	final	09/17/2009	11/16/2009	0.00
ZN-09-09-2449	09/17/2009	4212 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER (CLEAN OUT) \$300	final	09/18/2009	09/18/2009	0.00
ZN-09-10-2596	10/12/2009	4212 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	CHANGE OF CONTRACTOR SEE NOW ZN11066349 INT TILING \$1,500	final	10/15/2009	06/10/2011	0.00
ZN-11-06-6349	06/10/2011	4212 PONCE DE LEON BLVD	ZONING CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR P# ZN09102596 (INT TILING \$1,500)	final	06/10/2011	06/30/2011	0.00
ZN-15-07-6105	07/31/2015	4212 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT EXT BUILDING AS PER PLANS \$1,500	final	07/31/2015	09/03/2015	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables
Fire Department
Fire Prevention Division
 2815 Salzedo Street, Coral Gables, FL 33134
 Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name: Valerio Antiques	Inspection Date: 3/7/2017
Address: 4212 Ponce De Leon Boulevard Coral Gables	InspectionType: Business (Annual Fire Inspection)
	Inspected By: Enrique Goll 305-460-5563
Suite:	Occ. Sq. Ft.: 2500
	Occupant Number: 014450

No violations noted at this time.

Company Representative:


 Signature valid only in mobile-eyes documents

JUAN PICHARDO
3/7/2017

Inspector:


 Signature valid only in mobile-eyes documents

Enrique Goll
3/7/2017

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 1378 8474

D & O LLC
1230 CATALONIA AVE
CORAL GABLES, FL 33134-6307

RE: 4212 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 341200171390
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1947. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.,
Building Official

CITY'S

Composite

EXHIBIT

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
D & O LLC
1230 CATALONIA AVE
CORAL GABLES, FL 33134-6307



9590 9403 0940 5223 8113 23

2. Article Number (Transfer from service label)
7015 3010 0001 1378 8474

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) Suzanne Dockerty C. Date of Delivery

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

2017 Recert.

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6565

vs.

D & O LLC
c/o Suzanne A. Dockery
1230 Catalonia Avenue
Coral Gables, Florida 33134-6307

Return receipt number:

91 7108 2133 3932 5922 8985

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: October 2, 2017

Re: **4212 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-1827, and legally described as Lots 6 & 7, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-1390 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com. tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:

Brickell Bank f/k/a Biscayne Bank, 1395 Brickell Avenue, Miami, Florida 33131-3353

Gerald Katcher, 4197 Douglas Road, Miami, Florida 33133-6832

State of Florida, Department of Revenue, 8175 N.W. 12th Street, Suite 119, Doral, Florida 33126-1828



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6565

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, J. PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4212 Ponce de Leon Blvd, ON 10-2-17
AT 9:05 am.

George Pino
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

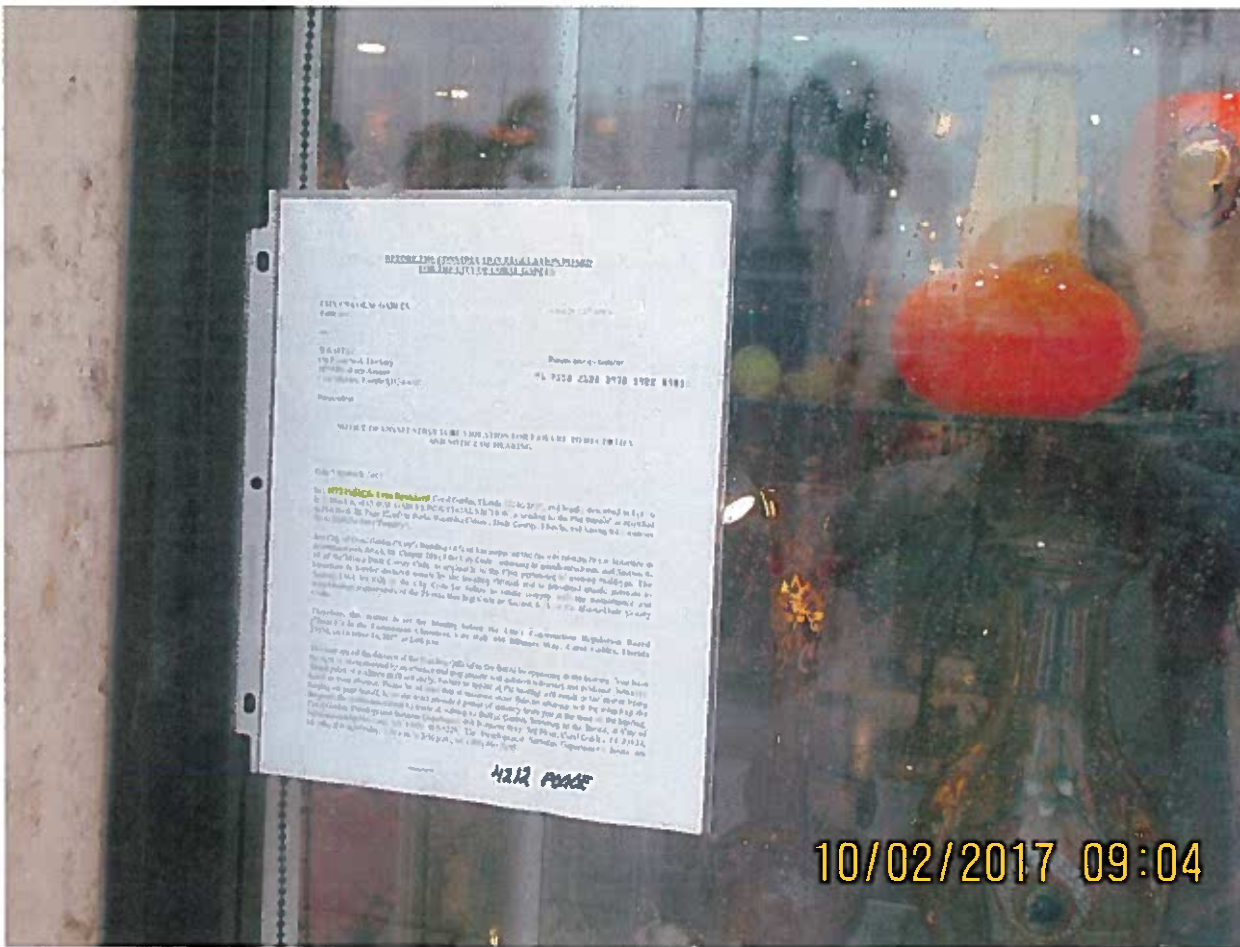
Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by George Pino who is personally known to
me.

My Commission Expires:
April 29, 2019

Belkys Garcia
Notary Public



4212 PONCE DE LEON BOULEVARD





CFN 20040573336
 DR Bk 22471 Pgs 3710 - 3711 (2pgs)
 RECORDED 07/12/2004 09:37:45
 DEED DOC TAX 12,000.00
 SURTAX 9,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Jorge E. Otero & Associates, P.A.
 75 Valencia Avenue
 Coral Gables, FL 33134

File Number: RA1113.33
 Will Call No.:

Parcel Identification No. 03-4120-017-1390

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30 day of June, 2004 between 4212 Ponce De Leon Boulevard, Inc., a Florida corporation whose post office address is 4111 Ponce de Leon Blvd., Coral Gables, FL 33146 of the County of Miami-Dade, State of Florida, grantor*, and D & O, LLC, a Florida limited liability company whose post office address is 4212 Ponce de Leon Blvd., Coral Gables, FL 33146 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 6 and 7, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JORGE OTERO

Witness Name: NORMA GONZALEZ

4212 Ponce De Leon Boulevard, Inc.

By:
 Bruno E. Ramos, President

(Corporate Seal)

JORGE E. OTERO & ASSOCIATES, P.A.

DoubleTime

SECOND FLOOR • 75 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134 • TEL. (305) 567-8000 • FAX (305) 443-0164

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State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of June, 2004 by Bruno E. Ramos, President of 4212 Ponce De Leon Boulevard, Inc., on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission: **JORGE E. OTERO**
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD118338
EXPIRES 06/18/2006
BONDED TWRU 1-888-NOTARY1



DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
D & O, LLC

Filing Information

Document Number L04000041416
FEI/EIN Number 20-1274064
Date Filed 05/27/2004
State FL
Status ACTIVE

Principal Address

1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Mailing Address

1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Registered Agent Name & Address

DOCKERTY, SUZANNE A
1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title Authorized Member, VP, Secretary

DOCKERTY, SUZANNE A
1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Title Authorized Member, President

DOCKERTY, JAMES M
1230 CATALONIA AVENUE
CORAL GABLES, FL 33134



CFN 2017R0001861
OR BK 30370 Pgs 1518-1541 (24Pgs)
RECORDED 01/03/2017 15:32:58
MTG DOC TAX \$7.00
INTANG TAX \$4.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
and after recording return to:
Jeffrey E. Levey, Esquire
Jeffrey E. Levey, P.A.
9130 South Dadeland Boulevard
Suite 1628
Miami, Florida 33156

ALL DOCUMENTARY STAMPS AND INTANGIBLE TAXES HAVE BEEN PAID TO
THE CLERK OF THE CIRCUIT COURT, MIAMI-DADE COUNTY, FLORIDA

D & O, LLC, a Florida limited liability company,
as Mortgagor

to

BISCAYNE BANK, A FLORIDA STATE CHARTERED COMMERCIAL BANK,
as Mortgagee

**AMENDED, RESTATED AND CONSOLIDATED MORTGAGE
AND SECURITY AGREEMENT**

Dated as of December 29, 2016

NOTICE TO CLERK: THIS IS A SUPPLEMENTAL INSTRUMENT OF WRITING. IT SUPPLEMENTS AND AMENDS AND RESTATES THE FOLLOWING: AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT AND EXTENSION AGREEMENT DATED AS OF DECEMBER 15, 2014, RECORDED AMONG THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA IN O.R. BOOK 29436, Page 1452 (THE "EXISTING MORTGAGE"), WHICH EXISTING MORTGAGE WAS ASSIGNED TO MORTGAGEE BY INSTRUMENT DATED ON OR ABOUT THE DATE HEREOF. THIS INSTRUMENT INVOLVES AN INCREASE IN THE AMOUNT OF DEBT SECURED OF \$2,000.00 (from \$4,648,000.00 to \$4,650,000.00), PURSUANT TO A FUTURE ADVANCE PROVISION SET FORTH IN THE ORIGINAL MORTGAGE IN ACCORDANCE WITH SECTION 697.04, F.S. ACCORDINGLY, PURSUANT TO SECTION 199.133(2) AND 201.09 OF THE FLORIDA STATUTES (1996), AS AMENDED, THIS INSTRUMENT IS SUBJECT TO DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$7.00 AND INTANGIBLE TAXES IN THE AMOUNT OF \$4.00.

(2)



CFN 2017R0001860
 DR BK 30370 Pgs 1516-1517 (2Pgs)
 RECORDED 01/03/2017 15:32:58
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:
 Jeffrey E. Levey, Esq.
 Jeffrey E. Levey, P.A.
 9130 S. Dadeland Blvd., Suite 1528
 Miami, Florida 33156

Assignment of Note, Mortgage and Loan Documents
(Bank of The Ozarks, Successor-in-Interest by Merger to C1 Bank, a Florida banking corporation to Biscayne Bank, a Florida state chartered commercial bank)

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Bank of The Ozarks, Successor-in-Interest by Merger to C1 Bank, a Florida banking corporation ("Assignor"), whose address is 600 West Commercial Street, Ocala, AR 32911, hereby assigns and transfers to Biscayne Bank, a Florida state chartered commercial bank, its successors and/or assigns ("Assignee"), whose address is 2601 South Bayshore Drive, Suite 600, Coconut Grove, Florida 33133, all of the following (the "Assigned Documents"):

- (a) Amended and Restated Mortgage and Security Agreement and Extension Agreement executed by D&O, LLC, a Florida limited liability company ("D&O"), as mortgagor, in favor of C1 Bank, a Florida banking corporation ("C1 Bank"), recorded December 19, 2014, in Official Records Book 29436, Page 1452, of the Public Records of Miami-Dade County, Florida (the "Mortgage"), which encumbers the property described as:

Lots 4, 5, 6 and 7, Block 6, Revised Plat Coral Gables Industrial Section, according to the Plat thereof as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida
- (b) Assignment of Rents and Leases from D&O to C1 Bank recorded December 19, 2014 in Official Records Book 29436, Page 1473 of the Public Records of Miami-Dade County, Florida; and
- (c) UCC-1 Financing Statement between D&O and C1 Bank recorded December 19, 2014 in Official Records Book 29436, Page 1482 of the Public Records of Miami-Dade County, Florida; and
- (d) UCC-1 Financing Statement between D&O and C1 Bank filed February 25, 2015, with the Florida Secretary of State bearing File No. 201503154767; and
- (e) Promissory Note dated December 15, 2014 in the original principal amount of \$4,648,000.00 executed by D&O in favor of C1 Bank (the "Note").



CFN 2014R0869529
 DR Bk 29436 Pgs 1452 - 1472 (21pgs)
 RECORDED 12/19/2014 11:52:19
 MTG DOC TAX 868.00
 INTANG TAX 496.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Robert W. Vale, Esq.
 Shutts & Bowen LLP
 201 South Biscayne Blvd., Suite 1500
 Miami, Florida 33131

NOTE TO CLERK OF CIRCUIT COURT: The note secured by this instrument (the "Note") constitutes a consolidation and renewal of the following promissory notes made by the mortgagor under this instrument each dated August 31, 2011: (i) Amended and Restated Promissory Note in the original principal amount of \$1,253,585.47 ("Note A-1"); (ii) Amended and Restated Promissory Note, in the original principal amount of \$1,038,375.74 ("Note B-1"); (iii) Amended and Restated Promissory Note, dated August 31, 2011, in the original principal amount of \$1,380,262.06 ("Note A-2"); and (iv) Amended and Restated Promissory Note, in the original principal amount of \$1,068,072.71 ("Note B-2") (Note A-1, B-1, A-2 and B-2 are collectively referred to as the "Preexisting Notes"). The outstanding balance of the Preexisting Notes as of the date hereof is \$4,400,000, and the Note evidences an increase of \$248,000 in that principal amount, without adding any obligors. Documentary stamp tax and intangibles tax in the amount of \$1,364 are being paid on this instrument with respect to the aforementioned increase. Documentary stamp tax and intangibles tax were previously paid with respect to the A-1 Note and B-1 Note on instruments recorded in O.R. Book 25506 Page 624 and O.R. Book 27813 Page 4865 of the Miami-Dade County, Florida Public Records. Documentary stamp tax and intangibles tax were previously paid with respect to the A-2 Note and B-2 Note on instruments recorded in O.R. Book 22471 Page 3718 and O.R. Book 28294, Page 4977, and O.R. Book 27813 Page 4925 of the Miami-Dade County, Florida Public Records. Pursuant to F.S. 201.09 and F.S. 199.145, no additional documentary stamp tax or intangibles tax is owed with respect to the portion of the Note secured hereby that constitutes a renewal of the outstanding principal balance of the Preexisting Notes.

AMENDED AND RESTATED
MORTGAGE AND SECURITY AGREEMENT AND EXTENSION AGREEMENT

Dated as of: December 15, 2014 (the "date hereof")

Mortgagor:	D&O, LLC, a Florida limited liability company
Mortgagor's Address	1230 Catalonia Avenue Coral Gables, Florida 33134
Mortgagee:	C1 BANK, a Florida banking corporation
Mortgagee's Address:	100 5 th Street South St. Petersburg, Florida 33701
Promissory Document:	Promissory Note, dated on or about the date hereof, made by Mortgagor to Mortgagee's order in the principal amount of \$4,648,000.00

MIADOCS 9818701 6



CFN 2014R0869528
 OR Bk 29436 Pgs 1449 - 1451; (3pgs)
 RECORDED 12/19/2014 11:52:19
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Bertram A. Sapurstein, Esq.
 Attorney at Law
 SAPURSTEIN & BLOCH, P.A.
 9700 S. Dixie Highway Suite #1000
 Miami, FL 33156
 305-670-9500
 File Number: 13399.00107

[Space Above This Line For Recording Data]

ASSIGNMENT OF REAL ESTATE NOTES AND MORTGAGES

KNOW ALL MEN BY THESE PRESENTS that TotalBank, a Florida banking corporation, whose address is 100 S.E. 2nd Street, Miami, Florida 33131, hereinafter called Assignor, the owner and holder of the Notes, Mortgages and Agreements hereinafter described, in consideration of ten dollars and other good and valuable considerations in hand paid by C1 Bank, a Florida banking corporation, whose address is 100 5th Street South, St. Petersburg, Florida 33701, hereinafter called Assignee, receipt whereof is hereby acknowledged, does hereby assign, sell, transfer and set over unto the said Assignee all of the Assignor's right, title and interest in and to the following (the "Assigned Documents") and the indebtedness and other obligations secured thereby:

- (i) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,068,072.71.
- (ii) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,380,262.06.
- (iii) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,253,585.47.
- (iv) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,038,375.74.
- (v) Mortgage dated June 30th, 2004, recorded July 12, 2004, in Official Records Book 22471, Page 3718, of the Public Records of Miami-Dade County, Florida.
- (vi) Mortgage Modification and Spreader Agreement dated March 30, 2007, recorded April 4, 2007, in Official Records Book 25506, page 650, of the Public Records of Miami-Dade County, Florida.

3

- (vii) Modification of Mortgage and Future Advance Agreement recorded in O.R. VBook 26294, Page 4977, of the Public Records of Miami-Dade County, Florida.
- (viii) Loan Forbearance and Modification Agreement recorded in O.R., Book 27813, Page 4925, of the Public Records of Miami-Dade County, Florida.
- (ix) Mortgage and Security Agreement dated March 30th, 2007, recorded April 4th, 2007, in Official Records Book 25506, Page 624, of the Public Records of Miami-Dade County, Florida.
- (x) Loan Forbearance and Modification Agreement recorded in O.R., Book 27813, Page 4965, of the Public Records of Miami-Dade County, Florida.
- (xi) Assignment of Leases and Rents dated June 30, 2004, and recorded July 12, 2004, in Official Records Book 22471, Page 3740, of the Public Records of Miami-Dade County, Florida.
- (xii) UCC-1 Financing Statement recorded July 12, 2004, in Official Records Book 22471, Page 3749, of the Public Records of Miami-Dade County, Florida.
- (xiii) UCC-3 Financing Statement recorded April 4, 2007, in Official Records Book 25506, Page 656, of the Public Records of Miami-Dade County, Florida.
- (xiv) UCC-1 Financing Statement recorded April 4, 2007, in Official Records Book 25506, Page 647, of the Public Records of Miami-Dade County, Florida.

The Assigned Documents encumber the real property in Miami-Dade County, Florida described as follows:

Lots 4, 5, 6, & 7 in Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida;

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY OF ANY KIND, except that the Assignor represents and warrants that (1) the Assignor is the owner and holder of the Assigned Documents; (2) the Assignor has full right, title and authority to transfer same; (3) that the Assigned Documents have not been modified since the date thereof and Assignor has executed no release or satisfaction of any of them; and (4) the Assignor has not heretofore assigned, sold or encumbered all or any part thereof.

When it delivers this instrument to Assignee, Assignor shall deliver the original Assigned Documents to Assignee, with the Notes included in them being endorsed by Assignor without recourse (except as set forth herein) to Assignee. Assignor hereby authorizes Assignee to file with the Florida Secured Transaction Registry a financing statement amendment reflecting an assignment by Assignor to Assignee of the financing statement filed with the Florida Secured Transaction Registry under File



CFN 2007R0341478
 OR Bk 25506 Pgs 0624 - 6461 (23pgs)
 RECORDED 04/04/2007 14:21:51
 MTG DOC TAX 7,000.00
 INTANG TAX 4,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 RICHARD L. SCHANERMAN, ESQUIRE
 AKERMAN SENTERFITT
 ONE S.F. 3RD AVENUE, 28TH FLOOR
 MIAMI, FLORIDA 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 30th day of March 2007, by and between D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor"), whose address is 1230 Catalonia Avenue, Coral Gables, Florida 33134 and TotalBank, a Florida banking association (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

W I T N E S S E T H:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hcreto and incorporated herein by this reference, including all of the rights, privileges and appurtenances thereunto belonging, and all of the estate, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively the "Realty");

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to

(M2525861;2)

1 00000 00000 0000 0000 0000 0000 0000 0000

CFN 2004R0573338
DR. Bk 22471 Pgs 3718 - 3739; (22pgs)
RECORDED 07/12/2004 09:37:45
MTG DOC TAX 5,600.00
INTANG TAX 3,200.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BARBARA J. FERRER, ESQ
AKLRMAN SENTERFITT
ONE S.E. 3RD AVENUE, 28TH FLOOR
MIAMI, FLORIDA 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 30 day of June, 2004, by and between D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor"), whose address is 110 Merrick Way, Suite 3-B, Coral Gables, Florida 33134 and TotalBank, a Florida banking association (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

WITNESSETH:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference, including all of the rights, privileges and appurtenances thereunto belonging, and all of the estate, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively the "Realty").

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to

(M3116857;21)

22



PREPARED BY & RETURN TO:
Carla I. Garcia, Esq.
TotalBank
2720 Coral Way
Miami, Florida 33145

CFN 20080257973
DR Bk 26294 Pgs 4977 - 4980f (4pgs)
RECORDED 03/28/2008 14:17:00
MTG DOC TAX 2,007.60
INTANG TAX 1,147.05
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MODIFICATION OF MORTGAGE AND FUTURE ADVANCE AGREEMENT

THIS AGREEMENT, made and entered into this 4 day of March, 2008 by and between D & O, LLC, a Florida limited liability company (the "Mortgagor"), whose address is 1230 Catalonia Avenue, Coral Gables, Florida 33134 and TOTALBANK, a Florida banking corporation (the "Lender"), whose address is 2720 Coral Way, Miami, Florida 33145.

WHEREAS, Mortgagor executed and delivered to Lender a Mortgage dated June 30, 2004 and recorded July 12, 2004 in Official Records Book 22471, Page 3718 of the Public Records of Miami-Dade County, Florida (the "Mortgage"), securing a Promissory Note of even date therewith in the principal amount of \$1,600,000.00 (the "Note"), and encumbering the following described real property (the "Property") lying and situate in Miami-Dade County, Florida:

Lot 6 and 7, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat hereof, as recoded in Plat Book 28, at Page 27 of the Public Records of Miami-Dade County, Florida.

WHEREAS, as additional security for the payment of said obligation evidenced by the Note, Mortgagor also executed and delivered to Lender an Assignment of Leases and Rents dated June 30, 2004 and recorded July 12, 2004 in Official Records Book 22471, Page 3740 of the Public Records of Miami-Dade County, Florida (the "Assignment") and a UCC-1 Financing Statement recorded on July 12, 2004 in Official Records Book 22471, Page 3749 of the Public Records of Miami-Dade County, Florida and UCC-1 Financing Statement filed with the Secretary of State of the state of Florida under File Number 200407348660 (the "Financing Statement");

WHEREAS, the Mortgage was modified by that Mortgage Modification and Spreader Agreement dated March 30, 2007 and recorded April 4, 2007 in Official Records Book 25506, Page 650 of the Public Records of Miami-Dade County, Florida (the "Mortgage Spreader"), which amended the Mortgage to include as property encumbered by the Mortgage and the Loan documents the Additional Property described as follows to serve as further security for payment and performance for terms and conditions of the Loan:

Lots 4 and 5, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof, as recorded in Plat Book 28, at Page 22 of the Public Records of Miami-Dade County, Florida (the "Additional Property");

(The "Mortgage" and the "Mortgage Spreader" shall hereinafter be referred to collectively as the "Mortgage"; and the "Property" and the "Additional Property" shall hereinafter be referred to collectively as the "Property")

AND WHEREAS, Mortgagor has requested and Mortgagee has agreed modify the terms of the Note and the Mortgage, and amend the method of payment and provide a future advance in the amount of \$573,522.72;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Mortgagee and Mortgagor hereby agree as follows:

NOTE TO TAX EXAMINER: State of Florida Documentary Stamp Tax and Intangible Taxes are being paid in connection with the Amended, Restated and Consolidated Promissory Note based on the future advance in the amount of \$573,522.72.

4



CFN 2011R0591813
 OR Bk 27813 Pgs 4925 - 4936i (12pgs)
 RECORDED 09/02/2011 15:31:22
 MTG DOC TAX 1,288.70
 INTANG TAX 736.22
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 HAROLD L. LEWIS, ESQ.
 PATHMAN LEWIS, LLP
 One Biscayne Tower, Suite 2400
 Two South Biscayne Boulevard
 Miami, Florida 33131

LOAN FORBEARANCE AND MODIFICATION AGREEMENT

(Loan #1540137060)

THIS LOAN FORBEARANCE AND MODIFICATION AGREEMENT (the "Agreement") is made and entered into as of this 31st day of August, 2011, by and between D & O, LLC, a Florida limited liability company (the "Mortgagor"), and TOTALBANK, Florida banking corporation (the "Lender").

WITNESSETH:

WHEREAS, Mortgagor executed and delivered to Lender a Mortgage dated June 30, 2004, and recorded July 12, 2004, in Official Records Book 22471, Page 3718, of the Public Records of Miami-Dade County, Florida (the "Mortgage"), securing a Promissory Note of even date therewith in the principal amount of One Million Six Hundred Thousand and no/100 (\$1,600,000.00) Dollars (the "Note"), and encumbering the following described real property ("Property #1") lying and situate in Miami-Dade County, Florida:

Lots 6 and 7, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

A/K/A

Lots 6 and 7, Block 6, of REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

NOTE TO RECORDER'S OFFICE: DOCUMENTARY STAMP AND INTANGIBLE TAXES WERE PREVIOUSLY PAID AT THE TIME THE MORTGAGE DESCRIBED HEREIN WAS RECORDED. PURSUANT TO PARAGRAPH 3 OF THIS AGREEMENT, ADDITIONAL DOCUMENTARY STAMP AND INTANGIBLE TAXES IN THE AMOUNT OF \$1,288.70 AND \$736.22, RESPECTIVELY, ARE BEING PAID UPON THE ADDITIONAL INDEBTEDNESS AMOUNT OF \$368,110.45.



CFN 2007R0341478
 OR Bk 25506 Pgs 0624 - 6461 (23pgs)
 RECORDED 04/04/2007 14:21:51
 MTG DOC TAX 7,000.00
 INTANG TAX 4,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 RICHARD L. SCHANERMAN, ESQUIRE
 AKERMAN SENTERFIT
 ONE S.E. 3RD AVENUE, 28TH FLOOR
 MIAMI, FLORIDA 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 30th day of March 2007, by and between D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor"), whose address is 1230 Catalonia Avenue, Coral Gables, Florida 33134 and TotalBank, a Florida banking association (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

WITNESSETH:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference, including all of the rights, privileges and appurtenances thereunto belonging, and all of the estate, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively the "Realty");

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to

(M2525861;2)



CFN 2011R0591798
 OR Bk 27813 Pgs 4865 - 4875; (11pgs)
 RECORDED 09/02/2011 15:27:42
 MTG DOC TAX 1,412.25
 INTANG TAX 806.85
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 HAROLD L. LEWIS, ESQ.
 PATHMAN LEWIS, LLP
 One Biscayne Tower, Suite 2400
 Two South Biscayne Boulevard
 Miami, Florida 33131

LOAN FORBEARANCE AND MODIFICATION AGREEMENT

(Loan #1540199360)

THIS LOAN FORBEARANCE AND MODIFICATION AGREEMENT (the "Agreement") is made and entered into as of this 31st day of August, 2011, by and between D & O, LLC, a Florida limited liability company (the "Mortgagor"), and TOTALBANK, Florida banking corporation (the "Lender").

WITNESSETH:

WHEREAS, Mortgagor executed and delivered to Lender a Mortgage and Security Agreement dated March 30, 2007, and recorded April 4, 2007, in Official Records Book 25506, Page 624, of the Public Records of Miami-Dade County, Florida (the "Mortgage"), securing a Promissory Note of even date therewith in the principal amount of Two Million and no/100 (\$2,000,000.00) Dollars (the "Note"), and encumbering the following described real property ("Property #2", also referred to herein as the "Mortgaged Property") lying and situate in Miami-Dade County, Florida:

Lots 4 and 5, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

A/K/A

Lots 6 and 7, Block 6, of REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

NOTE TO RECORDER'S OFFICE: DOCUMENTARY STAMP AND INTANGIBLE TAXES WERE PREVIOUSLY PAID AT THE TIME THE MORTGAGE DESCRIBED HEREIN WAS RECORDED. PURSUANT TO PARAGRAPH 3 OF THIS AGREEMENT, ADDITIONAL DOCUMENTARY STAMP AND INTANGIBLE TAXES IN THE AMOUNT OF \$1,412.25 AND \$806.85, RESPECTIVELY, ARE BEING PAID UPON THE ADDITIONAL INDEBTEDNESS AMOUNT OF \$403,426.35.



CFN 2004R0573339
OR Bk 22471 Pgs 3740 - 3748; (9pgs)
RECORDED 07/12/2004 09:37:45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY AND AFTER
RECORDING RETURN TO:
Barbara J. Ferrer, Esq
Akerman Senterfitt
One S.E. Third Avenue, 28th Floor
Miami, Florida 33131

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS ("Assignment") made as of the 30 day of June, 2004, by D & O, LLC, a Florida limited liability company, as assignor, having its principal place of business at 110 Merrick Way, Suite 3-B, Coral Gables, Florida 33134 ("Borrower"), to TOTALBANK, a Florida state banking association corporation, as Lender, having its principal place of business at 2720 Coral Way, Miami, Florida 33145 ("Lender").

RECITALS:

A. Borrower has executed and delivered to Lender a Promissory Note, dated of even date herewith (as amended, modified, restated, spread or consolidated and any replacement therefore, the "Note"), in the original principal sum of \$1,600,000.00, and as security for the Note Borrower has executed and delivered in favor of Lender a Mortgage and Security Agreement, dated of even date herewith (as amended, modified, restated, spread or consolidated, the "Mortgage"), covering certain real estate located in the County of Miami-Dade, State of Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, improvements, fixtures, furnishings, machinery, equipment and other tangible property owned by Borrower and located on or used in connection with such real property and other property more particularly described in the Mortgage (collectively, the "Property"). The Note, this Assignment, the Mortgage, among Borrower and Lender and any other agreement or instrument now or hereafter evidencing or securing the loan (the "Loan") evidenced by the Note are hereinafter collectively called the "Loan Documents". Capitalized terms used but not otherwise defined herein shall have the respective meanings given thereto in the Loan Documents.

B. In connection with the execution and delivery of the Note and in consideration of the Loan, Lender has required that Borrower absolutely assign to Lender any and all of Borrower's right, title and interest in to and under that certain lease dated October 17, 2002 by and between Sahara Dreams, Inc., as tenant and 4212 Ponce de Leon, Inc., as landlord (the "Sahara Lease") upon the terms and subject to the conditions hereafter set forth.

NOW THEREFORE, in consideration of the Loan, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower hereby represents, warrants, covenants and agrees as follows:

IM2114805;2;

9

COUNTY

CFN 2004R0573340
OR Bk 22471 Pgs 3749 - 3751; (3pgs)
RECORDED 07/12/2004 09:37:45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)
Barbara J. Ferrer, Esq.
305-374-5600

B. SEND ACKNOWLEDGMENT TO: (Name and Address)
Barbara J. Ferrer, Esq.
c/o Akerman Senterfitt
One Southeast Third Avenue, 29th Floor
Miami, Florida 33131

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1 DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a ORGANIZATION'S NAME
OR D & O, LLC, a Florida limited liability company
1b INDIVIDUAL'S LAST NAME

1c MAILING ADDRESS
110 Merrick Way, Suite 3-B
Coral Gables
FLORIDA 33134
USA

1d TAX ID # SSN OR EIN
ADD'L INFO RE ORGANIZATION DEBTOR
1e TYPE OF ORGANIZATION
LIMITED LIABILITY COMPANY
1f JURISDICTION OF ORGANIZATION
FLORIDA
1g ORGANIZATIONAL ID # if any
L04000041416 NONE

2 ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a ORGANIZATION'S NAME
OR
2b INDIVIDUAL'S LAST NAME

2c MAILING ADDRESS

2d TAX ID # SSN OR EIN
ADD'L INFO RE ORGANIZATION DEBTOR
2e TYPE OF ORGANIZATION
2f JURISDICTION OF ORGANIZATION
2g ORGANIZATIONAL ID # if any
 NONE

3 SECURED PARTY'S NAME (or NAME OF TOTAL ASSIGNEE of ASSIGNOR SMP) - insert only one secured party name (3a or 3b)

3a ORGANIZATION'S NAME
OR TOTALBANK
3b INDIVIDUAL'S LAST NAME

3c MAILING ADDRESS
2720 CORAL WAY
MIAMI
FLORIDA 33145
USA

4 This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A-1" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

5 ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG LIEN NON-UCC FILING

6 This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable).

7 Check to REQUEST SEARCH REPORT(S) on Debtor(s) All Debtors Debtor 1 Debtor(s) (optional) (ADDITIONAL FEE)

8. OPTIONAL FILER REFERENCE DATA
All documentary stamp taxes due and payable or to become due and payable have been paid

FILING OFFICE COPY - NATIONAL UCC FINANCING STATEMENT (FORM UCC1) (REV. 07/29/98)

(M2118849;1)



CFN 2007R0341481
 OR Bk 25506 Pgs 0656 - 6591 (4pgs)
 RECORDED 04/04/2007 14:21:51
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

	Richard Scharfman, Esq.	
	Akerman Senterfitt	
	One Southeast Third Avenue	
	28 th Floor	
	Miami, Florida 33131	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE # 200407348660
 Amends UCC-1 in OR BK 22471 Pg 3749

1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS.

2. **TERMINATION:** Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured party authorizing this Termination Statement.

3. **CONTINUATION:** Effectiveness of the Financing Statement identified above with respect to security interest(s) of the Secured Party authorizing this Continuation Statement is continued to the additional period provided by applicable law.

4. **ASSIGNMENT (full or partial):** Give name of assignee in item 7a or 7b and address of assignee in item 7c; and also give name of assignor in item 9.

5. **AMENDMENT (PARTY INFORMATION):** This Amendment affects Debtor or Secured party of record. Check only one of these two boxes. Also check one of the following three boxes and provide appropriate information in items 6 and/or 7.

CHANGE name and/or address. Please refer to the detailed instructions in regards to changing a name or address of a party.

DELETE name. Give record name to be deleted in item 6a or 6b.

ADD name. Complete item 7a or 7b, and also item 7c, and complete items 7e-7g (if applicable).

6. CURRENT RECORD INFORMATION:

6a. ORGANIZATION'S NAME
 D & O, LLC, a Florida limited liability company

OR

6b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7. CHANGED (NEW) OR ADDED INFORMATION:

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

7d. SEE INSTRUCTIONS ADDL INFO RE ORGANIZATION DEBTOR

7e. TYPE OF ORGANIZATION

7f. JURISDICTION OR ORGANIZATION

7g. ORGANIZATION ID#, if any NONE

8. AMENDMENT (COLLATERAL CHANGE): check only one box.

Describe collateral deleted or added, or give entire restated collateral description, or describe collateral assigned.

See Attached Exhibit "A" attached hereto with substituted collateral description

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor, if this is an Assignment). If this is an Amendment authorized by a Debtor which adds or deletes the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here and enter name of DEBTOR authorizing this Amendment.

9a. ORGANIZATION'S NAME
 TOTALBANK

OR

9b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

10. OPTIONAL FILER REFERENCE DATA

FILING OFFICE COPY - NATIONAL UCC FINANCING STATEMENT AMENDMENT (FORM UCC3) (REV. 05/22/02)

(M2531130,1)

(STATE)



CFN 2007R0341479
OR Bk 25506 Pgs 0647 - 6491 (3pgs)
RECORDED 04/04/2007 14:21:51
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)
Richard L. Schanerman, Esquire
305-374-5600

B. SEND ACKNOWLEDGMENT TO: (Name and Address)
Richard L. Schanerman, Esquire
c/o Akerman Senterfitt
One Southeast Third Avenue, 28th Floor
Miami, Florida 33131

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME -- Insert only one debtor name (1a or 1b) -- do not abbreviate or combine names

1a. ORGANIZATION'S NAME
OR
D & O, LLC, a Florida limited liability company

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
1230 Catalonia Avenue Coral Gables FLORIDA 33134 USA

1d. TAX ID #: SSN OR EIN ADDL INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
201274064 LIMITED LIABILITY COMPANY FLORIDA L04000041416 NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME -- Insert only one debtor name (2a or 2b) -- do not abbreviate or combine names

2a. ORGANIZATION'S NAME
OR
2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. TAX ID #: SSN OR EIN ADDL INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any
 NONE

3. SECURED PARTY'S NAME (or NAME OF TOTAL ASSIGNEE of ASSIGNOR S/P) -- insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
OR
TOTALBANK

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
2720 CORAL WAY MIAMI FLORIDA 33145 USA

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A-1" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (if record) (or recorded) in the REAL ESTATE RECORDS Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) All Debtors Debtor 1 Debtor 2 (ADDITIONAL FEE) (optional)

8. OPTIONAL FILER REFERENCE DATA

All documentary stamp taxes due and payable or to become due and payable have been paid.

FILING OFFICE COPY -- NATIONAL UCC FINANCING STATEMENT (FORM UCC1) (REV. 07/29/98)

{M2525865;2}

3

Biscayne Bank (FDIC # 21220)

Active Insured Since September 12, 1973

Renamed to Brickell Bank

Data as of: September 20, 2017

Biscayne Bank has changed its legal name and is currently doing business as **Brickell Bank**

Contact the FDIC about:
Biscayne Bank or Brickell Bank

[Locations](#)

[History](#)

[Identifications](#)

[Financials](#)

[Other Names /
Websites](#)

Location information is not available for inactive or renamed banks

Brickell Bank (FDIC # 21220)

Active Insured Since September 12, 1973

Data as of: September 20, 2017

Brickell Bank is an active bank

FDIC Certificate#:	21220	Established:	September 12, 1973	Corporate Website:	
Headquarters:	1395 Brickell Avenue Miami, FL 33131 Miami-Dade County	Insured:	September 12, 1973		http://www.brickellbankmiami.com
Locations:	1 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	Non-member of the Federal Reserve System	Consumer Assistance:	https://www5.fdic.gov/starsmail/index.asp
		Regulated By:	Federal Deposit Insurance Corporation	Contact the FDIC about:	Brickell Bank

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 1 of 1 entries

UNINUM Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
14674	Brickell Bank	1395 Brickell Avenue	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	09/12/1973	

This instrument prepared by:

Suzanne A. Dockerty, P.A.
110 Merrick Way, Suite 3B
Coral Gables, Florida 33134

SECOND MORTGAGE DEED AND SECURITY AGREEMENT

THIS MORTGAGE DEED AND SECURITY AGREEMENT, executed and delivered as of June 1, 2017, by **D & O, LLC, a Florida limited liability company**, whose address is 1230 Catalonia Avenue, Coral Gables, Florida 33134 (hereinafter called "Mortgagor"), to **GERALD KATCHER**, whose address is 4197 Douglas Road, Miami, Florida 33133 (hereinafter called "Mortgagee"), which terms Mortgagor and Mortgagee, shall include all natural and artificial persons described as Mortgagor and Mortgagee, and shall be deemed to extend to, bind and benefit their respective heirs, executors, administrators, successors, legal representatives and assigns:

WITNESSETH:

For good and valuable considerations, including the aggregate sum named in the Promissory Note dated of even date herewith, **D & O, LLC, a Florida limited liability company and James M. Dockerty and Suzanne A. Dockerty, principals of Mortgagor, to Mortgagee in the principal amount of \$1,110,199.40** (hereinafter called the "Note"), the Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee all that certain real property which the Mortgagor now owns, situate in Florida and described more particularly in Exhibit A attached hereto and made part hereof, and all structures and improvements now and/or hereafter located thereon, the rents, issues and profits thereof, all furniture, furnishings, fixtures and equipment now and/or hereafter located thereon, and all additions thereto and replacements thereof (which real property, improvements and personalty are hereinafter collectively called the "Property"); all present or future deposits, accounts, security deposits, contracts, contract rights, instruments, permits, licenses, or other general intangible rights of any nature whatsoever now or hereafter dealing with, affecting or concerning the Property, any portion thereof or any interest therein, and now or hereafter existing, acquired or held by Mortgagor, and derived, arising from or relating to any operation, development, ownership or management of the Property, including, without limitation: (i) any agreements for the provision of utilities to all or any portion of the Property, (ii) all deposits for the use of all or any portion of the Property, (iii) all revenue arising from, growing out of, or in connection with the use and/or occupancy of the Property, and (iv), all other items of personal property used or useful in connection with the operation of the Property.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the Mortgagee in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that the Mortgagor is indefeasibly seized of the Property in fee simple (or such lesser estate as may hereinafter be identified); that the Mortgagor has full power and lawful right to convey the Property in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Property; that the Property is free from all encumbrances except for those, if any, specifically approved in writing by Mortgagee prior to the date of full execution of this Mortgage; that the Mortgagor will make such further assurances to perfect the fee simple title to the Property in the Mortgagee as may reasonably be required, and that the Mortgagor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

This is a second mortgage, secondary to that certain mortgage given by Mortgagor in favor of Biscayne Bank, a Florida State Chartered Commercial Bank, its successors and/or assigns, dated December 29, 2016 and recorded in Official Records Book 30370, Page 1518 of the Public Records of Miami, Dade County, Florida (the "First Mortgage").



Florida Department of Revenue
WARRANT

CFN: 20170497426 BOOK 30669 PAGE 2006
DATE: 08/28/2017 08:30:57 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

D & O, LLC
4212 PONCE DE LEON BLVD
CORAL GABLES, FL 33146-1827

Tax : Sales and Use Tax
Business Partner # : 1953813
Contract Object # : 00013115947
FEIN : 201274064
Warrant # : 1000000755419

Re: Warrant issued under Chapter

212 Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Miami-dade , is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2659.20
PENALTY	\$	560.37
INTEREST	\$	84.37
TOTAL	\$	3303.94
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>3323.94</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Doral ,
 Miami-dade County, Florida, this 25th day of August , 2017.

Leon M. Biegalski, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent



Please bill to:
State of Florida, Department of Revenue

MIAMI SERVICE CENTER
8175 NW 12TH ST STE 119
Doral, FL 33126-1828

DR-78
R. 10/10



Florida Department of Revenue
WARRANT

CFN: 20170207491 BOOK 30494 PAGE 1859
DATE 04/13/2017 09:38:03 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

D & O, LLC
4212 PONCE DE LEON BLVD
CORAL GABLES, FL 33146-1827

Tax : Sales and Use Tax
Business Partner # : 1953813
Contract Object # : 00013115947
FEIN : 201274064
Warrant # : 1000000740656

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Miami-dade , is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	16916.61
PENALTY	\$	2938.93
INTEREST	\$	471.66
TOTAL	\$	20327.20
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>20347.20</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Doral ,
 Miami-dade County, Florida, this 12th day of April , 2017 .

Leon M. Biegalski, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:



Authorized Agent



Please bill to:
State of Florida, Department of Revenue

MIAMI SERVICE CENTER
8175 NW 12TH ST STE 119
Doral, FL 33126-1828

DR-78
R. 10/10



Florida Department of Revenue
WARRANT

CFN 20160624841 BOOK 30286 PAGE 4858
DATE: 10/28/2016 12:15:54 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

D & O, LLC
4212 PONCE DE LEON BLVD
CORAL GABLES, FL 33146-1827

Tax : Sales and Use Tax
Business Partner # : 1953813
Contract Object # : 00013115947
FEIN : 201274064
Warrant # : 1000000725486

Re: Warrant issued under Chapter
212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Miami-dade, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	46528.18
PENALTY	\$	9531.61
INTEREST	\$	3074.48
TOTAL	\$	59134.27
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>59154.27</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Doral,
Miami-dade County, Florida, this 27th day of October, 2016.

Leon M. Biegalski, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent



Please bill to:
State of Florida, Department of Revenue

MIAMI SERVICE CENTER
8175 NW 12TH ST STE 119
Doral, FL 33126-1828

DR-78
R. 10/10